

**LEON COUNTY
DEPARTMENT OF DEVELOPMENT SUPPORT
AND ENVIRONMENTAL MANAGEMENT**

**Wednesday, April 2, 2025
Starting at 10:00 a.m.**

IN-PERSON AND VIRTUAL PUBLIC MEETING OPTIONS:

The Development Review Committee (DRC) meeting will be held both in-person and virtually via the Teams teleconference platform.

In-Person Meeting Location:

435 N. Macomb Street, 2nd Floor, Renaissance Building, Tallahassee, FL 32301

(Please contact the Project Coordinator at least 48 hours in advance of the meeting if attending in person to ensure that social distancing can be maintained in the meeting room.)

Teams (virtual) Teleconference Meeting Information:

Please click the link below to join the webinar:

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 268 272 225 436

Passcode: uPjwhx

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 929-352-3425,516599411#](tel:+19293523425516599411) United States, New York City

Phone Conference ID: 516 599 411#

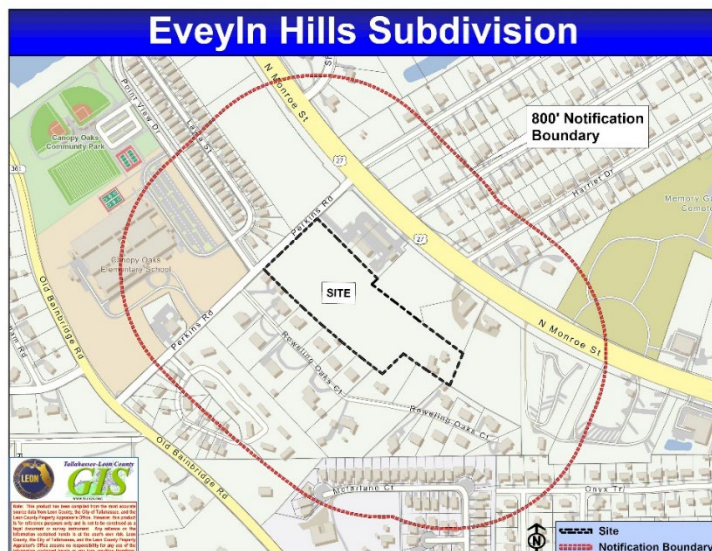
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DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING:

Old business continued from February 5, 2025, Meeting:

NO. 1	Project Name:	Evelyn Hills Subdivision (fka C and D Residential)
	Project ID#:	LSP24017 Type "B" FDPA
	Applicant:	Blackhawk Engineering, Inc.
	Agent:	Mark Cooper, P.E. Blackhawk Engineering, Inc.
	Parcel ID#:	21-04-51-000-011-0
	Location:	East of Perkins Road North of Roweling Oaks Ct and South of North Monroe Street
	Project Description:	Single-family detached subdivision (22 lots)
	Project Coordinator:	Ana Richmond, Development Services Administrator Email: richmonda@leoncountyfl.gov Phone: 850-606-1321



PARKING STANDARDS COMMITTEE:

Old business continued from March 19, 2025, Meeting:

NO. 1	Project Name:	1650 – Tallahassee EDO (Racetrac)
	Project ID#:	LSP25004 Type “A” FDPA
	Applicant:	RaceTrac Petroleum, Inc.
	Agent:	Cody Boomer, P.E. LJA
	Parcel ID#:	12-18-05-000-011-0
	Location:	Northeast Corner of Mahan Drive and Vineland Drive
	Project Description:	The applicant is proposing the development of a Gas Station with 16 fueling stations, 4 semi-truck fueling stations, a convenience store (6,008 SF) with associated infrastructure, and the creation of 3 commercial lots.
	Project Coordinator:	Nathan Kusel, Principal Planner, Development Services Email: kuselna@leoncountyfl.gov Phone: 850-606-1361

New business:

NO.2	Project Name:	Waffle House Type “A” Site and Development Plan (FDPA Track)
	Project ID#:	LSP25001
	Applicant:	Erik Haeffs
	Agent:	Erik Haeffs Waffle House
	Parcel ID#s:	14-15-20-003-002-0
	Location:	Thomasville Road approx.. 375 ft north of Rhea Rd. and 300 ft south of Wolfpack Way
	Project Description:	Restaurant (1,913 SF), associated parking, and infrastructure
	Project Coordinator:	Ana Richmond, Development Services Administrator Email: richmonda@leoncountyfl.gov Phone: 850-606-1321

NO.3	Project Name:	Bradfordville Culvers Type “A” Site and Development Plan (FDPA Track)
	Project ID#:	LSP25007
	Applicant:	Milan Patel
	Agent:	Reid Thomas, P.E. Kimley Horn
	Parcel ID#s:	14-15-20-003-001-2
	Location:	Corner of Wolfpack Way and Thomasville Road
	Project Description:	Restaurant (4,556 SF) with drive-thru, associated parking, and infrastructure
	Project Coordinator:	Ana Richmond, Development Services Administrator Email: richmonda@leoncountyfl.gov Phone: 850-606-1321

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell at Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301 or CMR@leoncountyfl.gov, by written request at least 48 hours prior to the proceeding. Telephone: (850) 606-5300, 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service. Accommodation Request Forms are available on the website at: <http://LeonCountyFl.gov/ADA>.